

**2012028672 00210**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$160.00**PRESENTED & RECORDED:  
**06-29-2012 02:29:46 PM**C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPT**BK: RE 3067****PG: 1856-1858***Box 153***NORTH CAROLINA GENERAL WARRANTY DEED**

EXCISE TAX: \$160.00

PARCEL ID # 6847-76-4727.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By:

Mail/Box to: GRANTEE: 4222 GARDEN STREET, WINSTON-SALEM, NC 27105

This instrument was prepared by: BUNCH &amp; ASSOCIATES, PLLC-3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103

Brief description for the Index: LOT 73 &amp; SOUTHERN HALF OF LOT 72, JEFFERSON GARDENS SECTION 2 PB 3, PG 32-A

THIS DEED made this 29<sup>th</sup> Day of JUNE, 20 12, by and between

GRANTOR

GRANTEE

MARK A. GODFREY  
AND WIFE,  
ANGELA P. GODFREY  
P.O. BOX 12336  
WINSTON-SALEM, NC 27117BART D. ARMSTRONG,  
Legally Separated  
4222 GARDEN STREET  
WINSTON-SALEM, NC 27105

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of WINSTON-SALEM TOWNSHIP FORSYTH County,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED, KNOWN AS 4222 GARDEN STREET, WINSTON-SALEM, NC 27105

All or a Portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.The property hereinabove described was acquired by Grantor by deed recorded in Book  
A map showing the above described property is recorded in Plat Book2844 Page 2561  
3 Page 32-A

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions.

SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 2012 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_

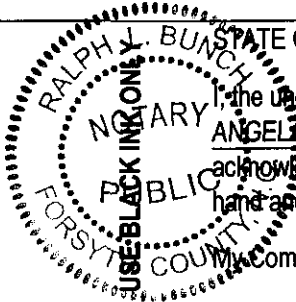
USE BLACK INK ONLY

Mark A. Godfrey  
MARK A. GODFREY

(SEAL)

Angela P. Godfrey  
ANGELA P. GODFREY

(SEAL)



STATE OF NORTH CAROLINA FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that MARK A. GODFREY AND WIFE, ANGELA P. GODFREY

acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of JUNE, 20 12.

My Commission Expires: 2-16-2015

Notary Public

SEAL-STAMP

State of North Carolina - County \_\_\_\_\_

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina \_\_\_\_\_ corporation/limited liability company/general partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

SEAL-STAMP

State of North Carolina - County of \_\_\_\_\_

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## LEGAL DESCRIPTION

BEGINNING AT AN IRON STAKE AT THE SOUTHEAST CORNER OF LOT 73 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND SAID IRON ALSO BEING LOCATED IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON SAID MAP AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE NORTH LINE OF LOT 74, NORTH 85 DEG. 56' WEST 178.81 FEET TO AN IRON; THENCE WITH THE LINE OF LOT 76 AND LOT 77 AS SHOWN ON THE PLAT NORTH 05 DEG. 33'30" EAST 150.0 FEET TO AN IRON; THENCE SOUTH 85 DEG. 56' EAST 178.92 FEET TO AN IRON IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 05 DEG. 36' WEST 150.0 FEET TO THE POINT AND PLACE OF BEGINNING AND

BEING KNOWN AS LOT 73 AND THE SOUTHERN HALF OF LOT 72 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.